



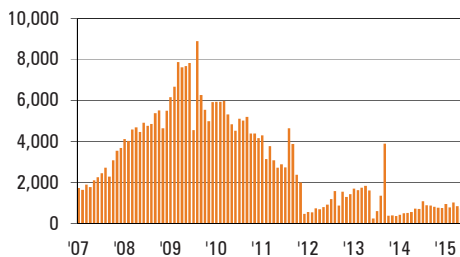
JULY 2015

CITY OF LAS VEGAS MONTHLY RESIDENTIAL FORECLOSURE ANALYSIS

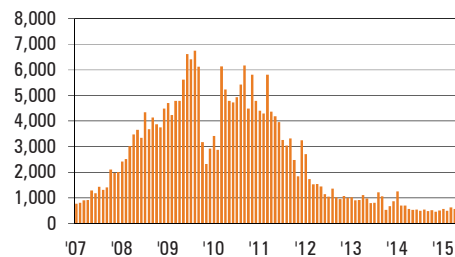
KEY TRENDS

- The City of Las Vegas (the "City") reported 214 foreclosure starts in May 2015. Compared to the prior month, notices of default fell 17.7 percent; however, they increased 14.4 percent from a year ago. For the 12 months ending May 2015, there were 2,973 foreclosure starts in the City, up 4.6 percent from the prior 12-month period and representing a notice of default rate of 16 per 1,000 housing units. This was slightly higher than the county-wide rate of 15 per 1,000 units.
- Trustee deeds (foreclosures) in the City fell 7.1 percent month-to-month in May 2015 to 105, but they increased 1.9 percent year-over-year. There were 1,375 foreclosures for the 12 months ending May 2015, which was down 31.0 percent from the prior year and represented a foreclosure rate of 7 per 1,000 housing units. This was comparable to the county-wide foreclosure rate reported during the same period.
- In May 2015, there were 2,752 single-family resale home closings in southern Nevada, which represented a 2.6-percent decline from the prior year. The median resale price increased 8.3 percent year-over-year to \$211,250.

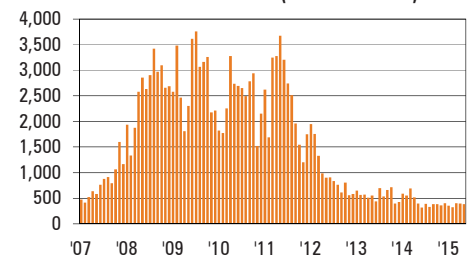
CLARK COUNTY
Notices of Default



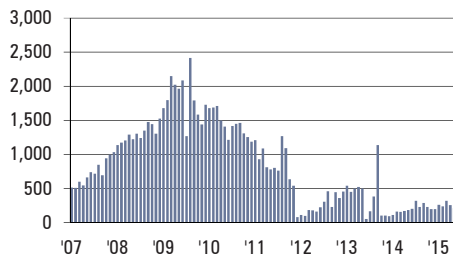
CLARK COUNTY
Notices of Trustee Sale



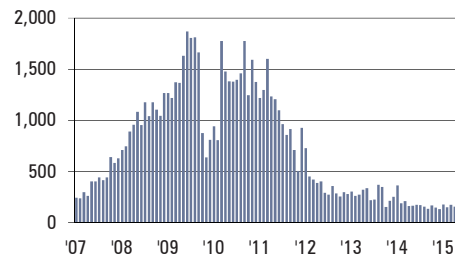
CLARK COUNTY
Trustee Deeds (Foreclosures)



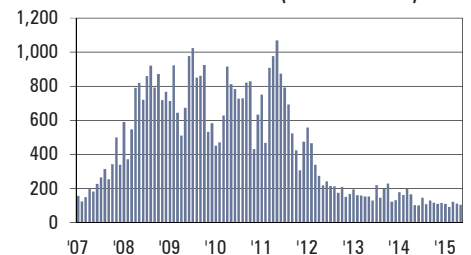
CITY OF LAS VEGAS
Notices of Default



CITY OF LAS VEGAS
Notices of Trustee Sale



CITY OF LAS VEGAS
Trustee Deeds (Foreclosures)



SOUTHERN NEVADA FORECLOSURES	Housing Units ¹	Notices of Default ²			Notices of Trustee Sale ³			Trustee Deeds (Foreclosures) ⁴		
		Current Month	Trailing 12 Months	Rate Per 1,000 Units	Current Month	Trailing 12 Months	Rate Per 1,000 Units	Current Month	Trailing 12 Months	Rate Per 1,000 Units
City of Las Vegas - Ward 1	23,942	26	417	17	27	289	12	18	224	9
City of Las Vegas - Ward 2	34,079	30	400	12	14	258	8	8	165	5
City of Las Vegas - Ward 3	21,751	28	359	17	18	258	12	11	190	9
City of Las Vegas - Ward 4	39,554	40	563	14	33	347	9	23	245	6
City of Las Vegas - Ward 5	23,425	18	429	18	10	277	12	20	237	10
City of Las Vegas - Ward 6	45,839	72	805	18	37	462	10	25	314	7
CITY OF LAS VEGAS TOTAL	188,590	214	2,973	16	139	1,891	10	105	1,375	7
Balance of Clark County	470,885	502	7,208	15	352	4,374	9	277	3,051	6
CLARK COUNTY TOTAL	659,475	716	10,181	15	491	6,265	9	382	4,426	7

[1] Number of Housing Units – The count of dwelling units, regardless of occupancy status; includes single family homes, townhomes, condominiums, plex units, and mobile homes (excludes apartments and timeshares), *Clark County Assessor and Clark County Comprehensive Planning*; [2] Foreclosure Notices of Default – The count of notices of default, breaches and lis pendens; not all filings/notices result in foreclosure transactions, *Clark County Recorder and Applied Analysis*; [3] Foreclosure Notice of Trustee Sale – The count of notices of trustee sale and notices of foreclosure sale; not all filings/notices result in foreclosure transactions, *Clark County Recorder and Applied Analysis*; [4] Trustee Deed (Foreclosure) Transactions – The count of homes that are sold in a trustee sale to a financial institution (e.g., lender or mortgage company); also known as a bank repossession, *Clark County Recorder, Clark County Assessor and Applied Analysis*.